



Document 2012 4010

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

## TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

### Preparer Information:

James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 993-4545

### Taxpayer Information:

D.A. Bolton, 624 S. 8<sup>th</sup> Ave., Box 203, Winterset, IA 50273

### ✓ Return Address

James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 993-4545

### Grantors:

D.A. Bolton and James E. Van Werden, Co-Trustees of the Mary F. Lotz Trust

### Grantees:

D.A. Bolton and James E. Van Werden, Co-Trustees of the Mary F. Lotz Charitable Foundation

**Legal Description:** See Page 2.

**Document or instrument number of previously recorded documents:**

## **TRUSTEE WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, D. A. Bolton and James E. Van Werden, Co-Trustees of the Mary F. Lotz Trust, do hereby convey to D. A. Bolton and James E. Van Werden, Co-Trustees of the Mary F. Lotz Charitable Foundation, the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW ¼) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

**This deed is exempt according to Iowa Code 428A.2(20).**

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

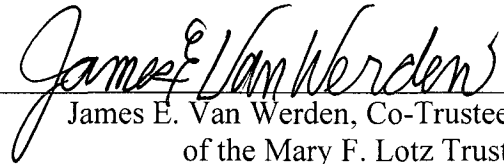
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: December 29, 2012.

MARY F. LOTZ TRUST



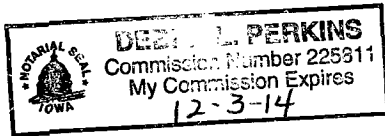
D.A. Bolton, Co-Trustee  
of the Mary F. Lotz Trust



James E. Van Werden, Co-Trustee  
of the Mary F. Lotz Trust

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on December 29, 2012, by  
D.A. Bolton, Co-Trustee of the Mary F. Lotz Trust.

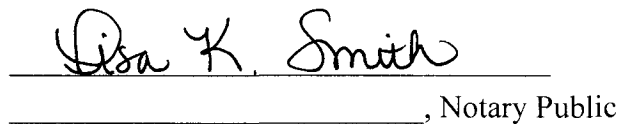


  
\_\_\_\_\_, Notary Public

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on December 29, 2012, by  
James E. Van Werden, Co-Trustee of the Mary F. Lotz Trust.



  
\_\_\_\_\_, Notary Public